

DRAFT UNAPPROVED

Note: Please find the following **DRAFT** minutes of the Planning Board. These **DRAFT** minutes are subject to being amended, extended and approved by the Planning Board during it's next meeting.

Town of Enfield
Planning Board
Tim Taylor, Chairman
November 9, 2011- 7:00 PM

Present: Paul Withrow, John Kluge-Selectmen's Representative, Suzanne Laliberte, David Saladino, Kurt Gotthardt, Dan Kiley, Paula Rowe, Nate Miller-Acting Town Planner

Guests: Mrs. Nancy Gerlack, Mr. John DiBitetto, Mr. Michael Leo

Approval of Minutes:

Suzanne Laliberte moved to approve the minutes of October 12th as submitted. Paul Withrow seconded and the motion passed unanimously.

Selectmen's Report:

John Kluge reported that the Selectboard continues to work on developing the town's budget, with the goal of keeping the tax rate level. The Capital Improvement Program (CIP) Committee has also been working diligently to identify and prioritize the town's capital needs. Parts of Jones Hill Road and Lockhaven Road require reconstruction, and the Enfield Fire Department has indicated the need for new trucks.

Public Hearing:

Gerlack/Reed- Boundary Line Adjustment

Robert H. Gerlack and Nancy Gerlack and Harry W. Reed and Barbara G. Reed, Reed Family Revocable Trust, will apply for a Boundary Line Adjustment between their two lots (Tax Map 45, Lot 7 & Tax Map 45, Lot 8) located on Crystal Lake Road in the Residential Three (R3) District. They propose to annex +/- 0.42 acres from parcel 45-8 to parcel 45-7.

Suzanne Laliberte moved to accept the application as complete. David

Saladino seconded and the motion passed unanimously.

Nancy Gerlack presented an overview of the boundary line adjustment application. Under an agreement with the neighboring property owners, Harry and Barbara Reed, approximately 0.42 acres would be annexed from the Reed's property (Map 45, Lot 8) to the Gerlack's property (Map 45, Lot 7). After the boundary line adjustment, the Gerlack's parcel would be 0.67 acres and the Reed's parcel would be 1.00 acres. Both lots are non-conforming and would remain non-conforming after the boundary line adjustment. The Zoning Board of Adjustment has issued a variance for this boundary line adjustment.

John Kluge made a motion to approve the Gerlack/Reed boundary line adjustment. Suzanne Laliberte seconded and the motion passed unanimously.

Business:

Discussion with Maple Street-Enfield Acquisition, LLC

Mr. John DiBitetto and Mr. Michael Leo of Maple Street-Enfield Acquisition, LLC requested a meeting with the Board to reintroduce their project and discuss the next steps for site plan review.

Mr. Leo refreshed the board with a conceptual illustration of the project. They are proposing a 7-building, 154-unit site plan on the 77-acre "Laramie Farms" parcel. Mr. Leo advised that they are working through the process of obtaining required permits from state agencies and would like to move forward with the Town of Enfield's review process.

Mr. Leo said that they wish to start the process as soon as they can. Mr. Miller suggested that the Phase II design review process could be restarted at the Board's next meeting on December 14, 2011 to give ample time to provide notice to the public and abutters.

David Saladino asked Mr. Leo to prepare for discussion on the development's traffic impacts. Mr. Leo will have an engineer available to participate in this discussion.

Mr. DiBitetto and Mr. Leo concurred that the Phase II design review process should begin at the December 14th Planning Board meeting, and thanked the Board for their time and feedback.

Potential Zoning Amendments for 2012 Town Meeting

Revisiting their discussion from October's meeting, the Board discussed three potential zoning amendments for the 2012 Enfield Town Meeting.

Proposed Amendment #1

Purpose: To correct conflicting definitions in "Appendix A- Land Use Definitions".

Proposal: Strike the definition of "Dwelling, Accessory" and retain the definition of "Accessory Apartment".

Accessory Apartment (RETAIN)- A single apartment of no more than 800 square feet, containing no more than one bedroom and one bathroom, must be connected to the main dwelling by enclosed weather-tight space with continuous roof and continuous foundation. The apartment and main dwelling are exempt from district acreage density requirements and must remain under one ownership.

Dwelling, Accessory (STRIKE)- A dwelling used only for casual and intermittent occupancy, such as, but not limited to camper, travel trailer, motor home, and such similar dwelling or used on a continuous basis by an occupant for more than three weeks without hookup to an approved septic system dedicated to use of the dwelling.

Proposed Amendment #2

Purpose: To allow accessory apartments as a by-right use rather than a special exception in the Residential One (R1) and Residential Three (R3) zoning districts.

Proposal: Strike items 403.1.O and 403.2.P from the ordinance (accessory apartment special exception clauses for R1 and R3 districts). Add new by-right use clauses for accessory apartments in section 401.1 and section 401.2.

Proposed Amendment #3

Purpose: To allow accessory apartments as a special exception in the Residential Five (R5) zoning district.

Proposal: Add new special exception clause in section 403.3.

The Board agreed that a public hearing to consider these amendments should be held on January 11, 2012.

Communication:

New Hampshire Local Government Center Annual Conference – November 16-17, 2011.

The Conference Agenda and Registration Form was passed around to board members.

Vice Chairman Dan Kiley informed the board of RSA 673:7, which clarifies how and when Planning Board members may serve on other local Boards. No more than one member of the Planning Board may serve on the Conservation Commission, Selectboard, or other local Land Use Board.

The Board discussed the public meeting schedule for the Route 4 land use project. Given that the Selectboard will be holding a number of public meetings with landowners related to the specifics of the proposed water/sewer extension, the Board advised that meetings on the land use project should be delayed until after Town Meeting. Mr. Miller advised that he would inform Brandy Saxton and Jim Donovan.

Timber Cuts:

Lloyd Hackeman – NH Route 4A

· 2-acre cut

William Mackey – Palmer Road

· 2.5-acre cut

Next Meeting:

The next regular Planning Board meeting will be held on December 14, 2011. The Phase II Design Review hearing for Maple Street – Enfield Acquisition, LLC (Laramie Farms) will begin that evening.

Adjournment:

John Kluge moved to adjourn the meeting at 8:15 PM. Paul Withrow seconded and the motion passed unanimously.